

4020 Sheppard Ave



**BUILDING AND STANDARDS BOARD AGENDA ITEM #6 FOR
WEDNESDAY, September 28, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

**MEMORANDUM
September 28, 2016**

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Nathan J. Walsh, Chief Building Inspector

SUBJECT: 4020 Sheppard Ave., El Paso, TX, 79904

The following is a brief chronology of the investigation of the referenced location:

- 1) In the past 10 years there have been 5 environmental and property maintenance complaints at this location. Investigated on May 3, 2016. The single-family dwelling was built on or about 1950. The structure was found open, abandoned and in a state of disrepair due to lack of maintenance and accessible to unwanted entry by vagrants. The exterior walls finish consists of wood frame covered with plaster and roof system constructed of wood framing with asphalt shingles. The main structure has a dilapidated accessory structure with accumulation of combustibles, weeds, trash and debris throughout the property.
- 2) A certified condemnation letter was mailed to Irma Gutierrez.
- 3) Certified notices of the public hearing scheduled for September 28, 2016, were mailed to the owner and all interested parties on September 12, 2016.
- 4) As of September 19, 2016, \$0 in taxes is owed.

The owner have been notified of the property violations at this property, to date there has been no response and therefore the Department recommends that it be found:

- 1) That the structures are substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure certificate of occupancy be revoked; and
- 4) That the main structure can be rehabilitated; and
- 5) That the main structure be board and secure within thirty (30) days; and maintained thereafter; and
- 6) That the accessory structure be demolish within thirty (30) days; and
- 7) That the premises be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean thereafter; and
- 8) That a (6) foot chain link fence be install around the property to deter unwanted entry; and
- 9) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.



Planning & Inspections Department

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Tommy Gonzalez

Building Safety Division
5/3/2016
NOTICE OF VIOLATION

MAY 09 2016

**GUTIERREZ IRMA
4020 SHEPPARD AVE
EL PASO, TX 79904-5604**

Re: 4020 SHEPPARD AVE EL PASO, TX 79904
Blk: 3 BEAUMONT
Lot: LOT 7 (6000 SQ FT)
Zoned: R-4
Case Number **ENHS16-01574**

91 7199 9991 7034 9233 5123

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083
"Delivering Outstanding Services"



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Tommy Gonzalez

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **4020 SHEPPARD AVE EL PASO, TX 79904** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

Larry F. Nichols – Department Head

City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083

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City Manager
Tommy Gonzalez

Planning & Inspections Department

- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- y. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- z. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within **30 days** of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

Larry F. Nichols – Department Head

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As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 542-3111 or (915) 355-0606. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

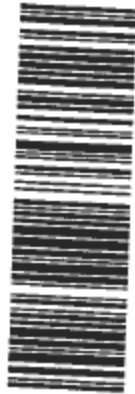
Fredo Alejandro
Building Inspector

Larry F. Nichols – Department Head
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083
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The City of El Paso
P.O. Box 1890
El Paso, Texas 79950-1890
CITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

CERTIFIED MAIL



91 7199 9991 7034 9233 5123

ENHS16-01574
Gutierrez Irma
4020 Sheppard Ave.
El Paso, Texas 79904-5604
F Alejandro

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, City Council Chambers, 300 N. Campbell El Paso, Texas 79901

DATE: September 28, 2016

TIME: 5:30 p.m.

PROPERTY: 4020 Sheppard Ave., El Paso, TX, 79904 also described as Lot 7, Block 3, of BEAUMONT ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 5, Page 26, of the Plat Records of El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Irma Gutierrez, 4020 Sheppard Ave., El Paso, TX, 79904, is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about May 3, 2016, an inspection of the Property was conducted by the Building and Safety Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- e. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]

- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
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- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- y. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- z. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within **30 days** of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

Wendi N. Vineyard
Assistant City Attorney

Nathan J. Walsh
Chief Building Inspector

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 4020 Sheppard Ave., El Paso, TX, 79904, was PUBLISHED in the official City newspaper on the ____day of _____, 2016.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Irma Gutierrez
4020 Sheppard Ave
El Paso, TX 79904

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Luis Luna & Norma Y. Luna
8025 Big Bend Dr
El Paso, TX 79904

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gabriela Mendoza
9100 Viscount Blvd Suite I
El Paso, TX 79925

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CITIFINANCIAL, INC
9100 Viscount Blvd Suite I
El Paso, TX 79925

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

NPC CENTER MANAGER
CITIFINANCIAL, INC
4600 Fuller Drive Suite 101
Irving, TX 75038

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Hughes, Watters & Askanase
c/o Janice Vessella
333 Clay Street, 29th Floor
Houston, TX 77002

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CitiFinancial, Inc., a Maryland corporation
300 St. Paul Place
Baltimore, MD 21202

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CFNA Receivables (TX), Inc.
f/k/a CitiFinancial, Inc., a Texas corporation
300 St. Paul Place
Baltimore, MD 21202

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

CitiFinancial Servicing LLC, a Delaware limited liability company
300 St. Paul Place
Baltimore, MD 21202

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Irma S. Gutierrez
275 Pendale Road, Trailer 3
El Paso, TX 79907

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

OneMain Financial Customer Care
NTBS-2320
6801 Colwell Blvd
Irving, TX 75039

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 4020 Sheppard Ave., El Paso, TX, 79904, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas, Suite 1400
El Paso, TX 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 4020 Sheppard Ave., El Paso, TX, 79904, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

BUILDING SAFETY DIVISION

DATE OF EXAMINATION: September 19, 2016

REP. DISTRICT: 2

ADDRESS: 4020 Sheppard Ave., El Paso, TX 79904

ZONED: R - 4

LEGAL DESCRIPTION: Lot 7, Block 3, of BEAUMONT ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 5, Page 26, of the Plat Records of El Paso County, Texas.

OWNER: Irma Gutierrez

ADDRESS: 4020 Sheppard Ave., El Paso, TX, 79904

BUILDING USE: Abandoned single family dwelling and accessory structures

TYPE OF CONSTRUCTION: V Wood frame with plaster

FOOTINGS: Unable to determine condition of footing due to subterranean placement. **CONDITION:** A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: N/A.

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade

CONDITION: Poor. Concrete floor covered with vinyl tile. A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Main structure is wood frame with plaster. Accessory structure is wood frame with plaster.

HEIGHT: 8' to 10' +/-

THICKNESS: 8" +/-

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, parts of the wall system are cracking around the exterior.

INTERIOR WALLS & CEILINGS: ½ " sheetrock ceilings and walls, some walls w/paneling;

CONDITION: Poor. Evident signs of leaks, mold and holes throughout the structures

ROOF STRUCTURE: Wooden framing with combination of built up shingle and rolled roof coverings

CONDITION: A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

DOORS, WINDOWS, ETC.: Wood doors and wood frame with metal casing windows.

CONDITION: Fair, wooden doors are decaying due to lack of maintenance and exposure to the elements and some of the window panes are broken.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor: Some windows and doors need to be replaced.

PLUMBING: Substandard and non-compliant fixtures. A licensed plumber should be hired to bring system up to code

ELECTRICAL: Substandard electrical and non-compliant fixtures: A licensed electrician should be hired to bring system up to code.

MECHANICAL: Substandard mechanical installation and equipment. A licensed mechanical contractor should be hired to bring system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS:

The single-family dwelling was built on or about 1950. The structure was found open, abandoned and in a state of disrepair due to lack of maintenance and accessible to unwanted entry by vagrants. The exterior walls finish consists of wood frame covered with plaster and constructed of wood framing with asphalt shingle roof covering. The main structure has a dilapidated accessory structure, weeds, trash and debris throughout the property.

Fredo Alejandre

Building Inspector

TAX REPORT

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** **Documents** Go To:

EVAR **ACCOUNT NO(B30099900309100): VOIDED PAYMENT AGREEMENT #64334. BEGIN DATE: 12/15/2010, END DATE: 11/15/2011, MONTHLY PAYMENT AMOUNT: \$854.27, NO OF ACCTS: 1** 09/19/2016 14:14
 ACT8006 v1.276 ACTEP

STATUS DETAIL Expand Fees Summary

Account Information

Account No. B300-999-0030-9100 Roll Code REAL PROPERTY

Certified Owner GUTIERREZ IRMA

Parcel Address 4020 SHEPPARD AVE

Amount Due as of 09/19/2016 CAD No. 101654

Tax Units

Tax Unit Description

List of Tax Units 1 3 6 7 8 8001 8081

AG INCLUDED Remove Fees Countywide Multi Select

Tax Unit, Yr, Rec. Type

Tax Unit Year Rec. Type

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Excodes	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2015	\$135,337	Y				Excodes	\$3,383.55	\$3,383.55	\$0.00	\$0.00	\$372.18	\$0.00	\$0.00
2014	\$132,935	Y				Excodes	\$3,394.60	\$3,394.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$132,935	Y				Excodes	\$3,328.82	\$3,328.82	\$0.00	\$0.00	\$366.18	\$0.01	\$0.00
2012	\$132,935	Y				Excodes	\$3,229.30	\$3,229.30	\$0.00	\$0.00	\$1,675.90	\$0.00	\$0.00
2011	\$121,788	Y				Excodes	\$2,884.47	\$2,884.47	\$0.00	\$0.00	\$1,910.54	\$0.00	\$0.00
2010	\$121,788	Y				Excodes	\$2,859.20	\$2,859.20	\$0.00	\$0.00	\$724.80	\$0.00	\$0.00
2009	\$122,477	Y				Excodes	\$2,817.50	\$2,817.50	\$0.00	\$0.00	\$1,361.32	\$0.00	\$0.00
2008	\$122,468						\$3,819.21	\$3,819.21	\$0.00	\$0.00	\$1,992.14	\$0.00	\$0.00
2007	\$122,468						\$3,085.10	\$3,085.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals							\$49,177.43	\$49,177.43	\$0.00	\$0.00	\$8,954.41	\$0.01	\$0.00

Last Payment Date

Last Payer

Alert